PREPARED BY:
James L. Smith, Atty., 140 N. Main St., Goodlettsville, Mail TN 37072

WARRANTY DEED

BOOK 5323 PAGE 381

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence Robert Towns, etux	SAME	MAP-31-64
(NAME:)	(NAME:)	31-104
4064 Matilda Street		31-105 Ts
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)

DOLLARS

cash in hand paid by Lawrence Robert Towns and wife, Ruth Mae Towns, and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, William D. Pewitt and wife, Sadie Pewitt,

have bargained and sold, and by these presents do transfer and convey unto the said Lawrence Robert Towns and wife, Ruth Mae Towns, their

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, lying mostly on the north side of Ingram Road with a small strip between Ingram Road and the center line of a creek bed, described according to an unrecorded survey by John B. Bates, Surveyor, dated March 8, 1978, as follows:

Beginning at a point in creek bed (same being the original S.W. corner of the Pewitt property (an iron nail in the center of road and an iron pin and corner fence post on the north margin of Ingram Road), thence, cro-sing Ingram Road and passing a nail in center line and a corner fence post and iron pin on North margin of road and on with an old established fence line (now Hudgins East line formerly Gus Lyons) to the south crest of hill; thence, fence line meanders off line N 5° E (old abstract calls for N 2° 30' E) 1995.0 feet to a set rock (formerly old large beech tree stump depression is still evident); thence, up hill S 47° E (crossing fence line) 163.0 feet to a stake; thence, S 76° E (crossing fence line twice) 160.0 feet to a stake; thence, N 81° 30' East 137.0 feet to a set iron pin on south side of fence line 5.5 feet; thence, with a new surveyed line severing the Pewitt property, S 6° 35' W (crossing at an angle across a pond) 1348.8 feet to an iron pin (Jewell Adcock N.W. corner); thence, with Jewell Adcock west line and the general center line of a drain ditch S 4° 43' E 83.2 feet to a point; thence, S 11° 08' E 92.4 feet to a point; thence, S 4° 05' E 125.8 feet to a point; thence, S 1° 50' W 160.4 feet (passing Jewell Adcock S.W. corner in the center line of Ingram Road an iron nail was set also an iron pin on the west bank of drain ditch on the north margin of road), to a point in branch run

(OVER)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $10,000.00

Subscribed and sworn to before me, this the 9th day of August 1978

My commission expires: 6-12-79 (Affix Seal)

Notary Public

(CONTINUED)
thence down branch run with old line S 88° 45' W 245.0 feet to a point; thence, S 72° 30' W 214.0 feet to the beginning, containing 17.50 acres, more or less.

Being a portion of the same property conveyed to William D. Pewitt and wife, Sadie Pewitt, by deeds of record in Book 5177, page 897, and Book 5130, page 309, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lawrence Robert Towns and wife, Ruth Mae Towns, their *heirs and assigns, forever.*

And we *do covenant with the said* Lawrence Robert Towns and wife, Ruth Mae Towns *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, William D. Pewitt and wife, Sadie Pewitt, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Lawrence Robert Towns and wife, Ruth Mae Towns, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 9th *day of* August, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William D. Pewitt
Sadie Pewitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia A. Norman, a Notary Public in and for said County and State, the within named William D. Pewitt and wife, Sadie Pewitt,

the bargainor...s., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 23rd day of August, 19 78.

Patricia A. Norman Notary Public.

Commission Expires 6-12-79

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be.....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

WILLIAM D. PEWITT, ET UX

TO

LAWRENCE ROBERT TOWNS, ET UX

E 8 2 0 6 3

IDENTIF. REFERENCE

Aug 10 11 14 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 10 78	CONV	10,000.00			
AUG 10 78	S'TAX		B*	26.00	
AUG 10 78	PR'FEE		B*	.50	
AUG 10 78	W'DEED		B*	8.00	* 34.50

Compliments of

Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS